

Mahaska County ABSOLUTE

# LAND AUCTION

## 206 ACRES M/L

OFFERED IN THREE TRACTS

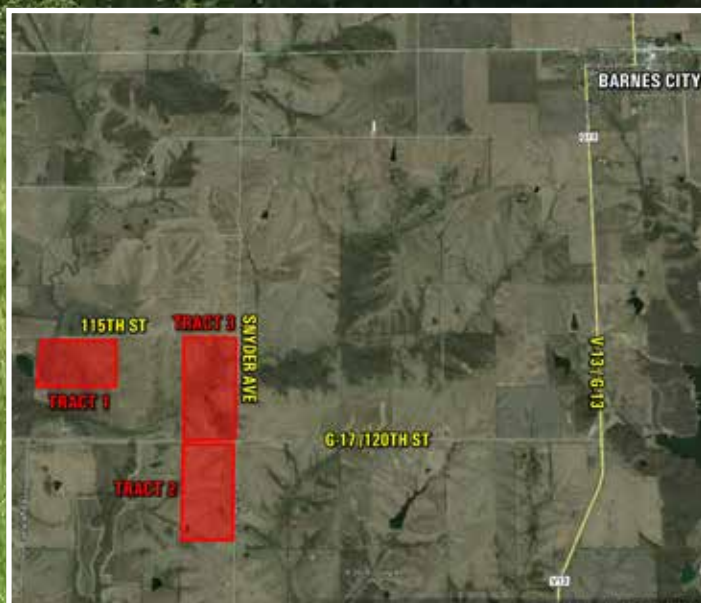
WEDNESDAY, JUNE 29, 2016

10:00 AM

BARNES CITY AMERICAN LEGION

BARNES CITY, IOWA

### LISTING #13616



*the*  
**DIRT**  
*Dealer*



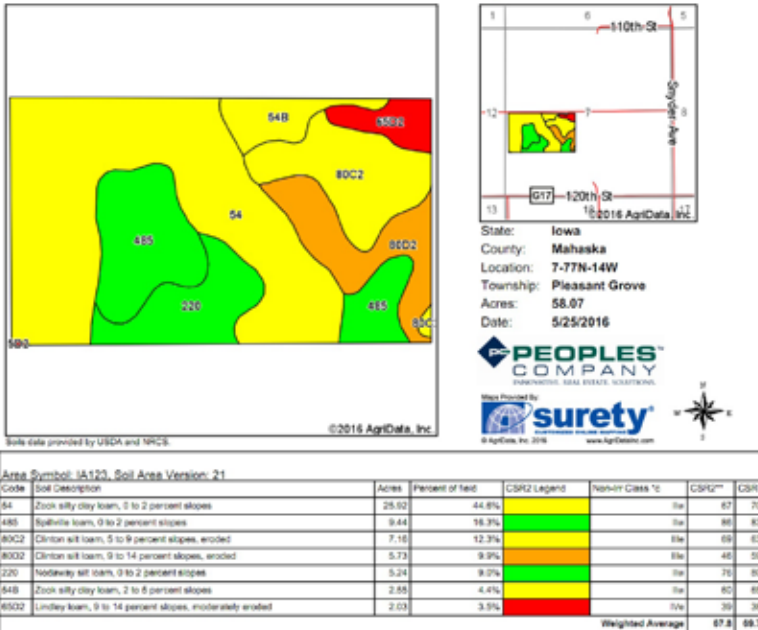
**JEFFREY T. OBRECHT**

C: 515-689-1648 O: 641-648-5065

Jobrecht@PeoplesCompany.com

Iowa Falls, Iowa

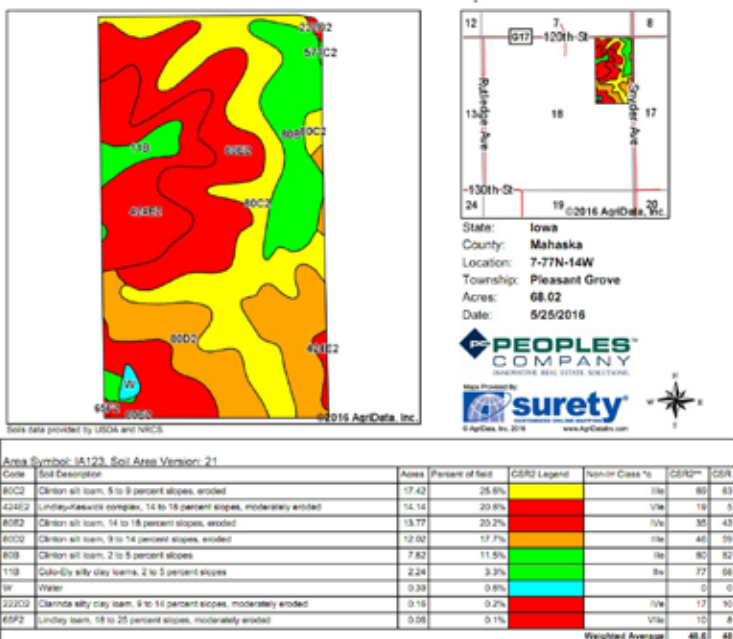
# TRACT 1 TOTAL SOILS MAP 60A M\L ~ CSR2: 67.8



## TRACTS #1, #2 & #3

**FARM LEASE:** The subject farms are currently rented for 2016. The cropland on Tract #1 totals approximately 46 acres & is rented for 2016 at the rate of \$200/acre or \$9,200. The cropland on Tract #2 totals approximately 52 acres & is rented for 2016 at the rate of \$200/acre or \$10,400. The cropland on Tract #3 totals approximately 39 acres & is rented for 2016 at the rate of \$200/acre or \$7,800. The pasture is rented for \$50/acre (39 acres) or \$1,950. Sellers to retain 100% of all 2016 cash rents on all tracts. These leases will be terminated for 2017 prior to closing.

# TRACT 2 TOTAL SOILS MAP 66A M\L ~ CSR2: 48.6



# TRACT #1

**DIRECTIONS:** From Barnes City, Iowa, go south on County Blacktop V-13 to County Blacktop G-17, then go west on G-17 approximately 2 miles, then north on Snyder Avenue 1/2 mile, then west on 115th Street 1/2 mile. Property is located on the south side of 115th Street. Please watch for signs.

**DESCRIPTION:** This property consists of 60 acres m/l, of which there are 58.39 taxable acres and approximately 47 cropland acres. This property has an average CSR2 of 67.8, with the county average CSR2 being 67.5.

**LEGAL DESCRIPTION:** The West 23.75 acres of the Northeast Quarter of the Southwest Quarter (W. 23.75A NE1/4 SW1/4); Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), all in Section Seven (7), Township Seventy-seven (77) North, Range Fourteen (14), West of the 5th P.M., Mahaska County, Iowa. Please refer to abstract for exact legal description. Easements will be given across this property on the east and the west for access to the property adjacent to the south. If this property and the adjacent property to the south (to be sold at the 11:00AM auction) are both purchased by the same buyer, no easements will be necessary.

### FARM PROGRAM INFORMATION:

Cropland: 46 acres\*  
 Corn Base: 33 acres PLC Yield 102 bu.  
 Bean Base: 13 acres PLC Yield 36 bu.  
 \*Acres are estimated with FSA making the final determination.

*This farm is classified as Highly Erodible with the Wetland designation incomplete.*

# TRACT #2

**DIRECTIONS:** From Barnes City, Iowa, go south on County Blacktop V-13 to County Blacktop G-17, then go west on G-17 approximately 3 miles. Property is located on the south side of County Blacktop G-17. Please watch for signs.

**DESCRIPTION:** This property consists of 66 acres m/l, of which there are 63.58 taxable acres and 52.77 cropland acres. This property has an average CSR2 of 48.6, with the county average CSR2 being 67.5.

**LEGAL DESCRIPTION:** The East One-Half of the Northeast Quarter (E1/2 NE1/4) except the South 10 Acres and Except Parcel A located in NE1/4 NE1/4, all in Section Eighteen (18), Township Seventy-seven (77) North, Range Fourteen (14), West of the 5th P.M., Mahaska County, Iowa. Please refer to abstract for exact legal description.

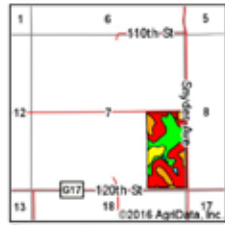
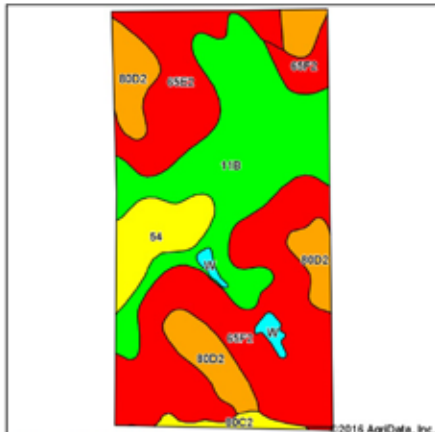
### FARM PROGRAM INFORMATION:

Cropland: 52 acres\*  
 Corn Base: 38 acres PLC Yield 102 bu.  
 Bean Base: 14 acres PLC Yield 36 bu.  
 \*Acres are estimated with FSA making the final determination.

*This farm is classified as Highly Erodible with the Wetland designation incomplete.*

For more information please visit our website  
 and look up listing # 13616.  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

# TRACT 3 TOTAL SOILS MAP 80A M\L ~ CSR2: 48.6



State: Iowa  
County: Mahaska  
Location: 7-77N-14W  
Township: Pleasant Grove  
Acres: 77.61  
Date: 5/25/2016

PEOPLES COMPANY  
DIMENSIONAL REAL ESTATE SOLUTIONS

Map Provided by  
surety  
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Code	Soil Description	Acres	Percent of Soil	CRPQ Legend	Soil Class %	CRPQ**	CSR	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	28.78	34.8%		V/ta	10	8	
11B	Colony silt clay loam, 2 to 5 percent slopes	22.54	29.0%		ta	77	88	
60E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	10.47	13.5%		V/ta	27	30	
60D2	Corden silt loam, 9 to 14 percent slopes, eroded	10.45	13.5%		ta	40	58	
54	Zook silt clay loam, 0 to 2 percent slopes	5.18	6.7%		ta	67	70	
80C2	Corden silt loam, 5 to 9 percent slopes, eroded	1.14	1.5%		ta	66	63	
W	Water	0.98	1.3%			0	0	
222D2	Clamada silt clay loam, 9 to 14 percent slopes, moderately eroded	0.07	0.1%		V/ta	17	10	
Weighted Average							41.2	48.1

# TRACT #3

**DIRECTIONS:** From Barnes City, Iowa, go south on County Blacktop V-13 to County Blacktop G-17, then go west on G-17 approximately 3 miles. Property is located on the north side of County Blacktop G-17. Please watch for signs.

**DESCRIPTION:** This property consists of 80 acres m/l, of which there are 75.24 taxable acres and 39 cropland acres. This property has an average CSR2 of 48.6, with the county average CSR2 being 67.5.

**LEGAL DESCRIPTION:** The East One-Half of the Southeast Quarter (E1/2 SE1/4), all in Section Seven (7), Township Seventy-seven (77) North, Range Fourteen (14), West of the 5th P.M., Mahaska County, Iowa. Please refer to abstract for exact legal description.

### FARM PROGRAM INFORMATION:

Cropland: 39 acres\*  
Corn Base: 28 acres PLC Yield 102 bu.  
Bean Base: 11 acres PLC Yield 36 bu.  
\*Acres are estimated with FSA making the final determination.

*This farm is classified as Highly Erodible with the Wetland designation incomplete.*

## LISTING #13616 TERMS AND CONDITIONS

**SALE METHOD:** This property will be sold as three individual tracts and will not be combined. Tract # 1 will be sold as 60 acres m/l, Tract #2 will be sold as 66 acres m/l, and Tract #3 will be sold as 80 acres m/l.

**IMPROVEMENTS:** None

**TAXES:** Tract #1-\$1180/yr or \$20.20/taxable acre  
Tract #2-\$1059/yr or \$16.65/taxable acre  
Tract #3-\$916/yr or \$11.96/taxable acre  
\*Property taxes will be prorated to date of closing.

**POSSESSION:** Possession will be granted at closing, on or about September 1, 2016, subject to the current cash rent leases.

**EARNEST PAYMENT:** A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company or named attorney's trust account.

**CONTRACT AND TITLE:** Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

**CLOSING:** Closing will occur on or about September 1, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

**SURVEY:** At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs. Sellers to have Tract #1 & Tract #2 surveyed at Sellers' expense.

**BIDDER REGISTRATION:** All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

**ATTORNEYS:** Garrett Dozark & Mike Mahaffey

**SELLERS:** Jerry Current Estate-Dave & Cheryle Maudlin

**ONLINE BIDDING:** Online bidding will be available through Peoples Company. Contact Peoples Company for details and requirements.

*This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller. All announcements made day of sale take precedent over previously provided information. All bids will be on a per acre basis.*



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JUNE 29, 2016

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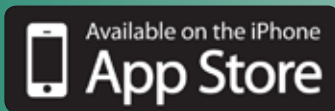
BARNES CITY AMERICAN LEGION  
BARNES CITY, IOWA

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## PEOPLES COMPANY



JEFFREY T. OBRECHT  
615 Washington Ave.  
Iowa Falls, Iowa 50126



## ONLINE BIDDING & MOBILE BIDDING APP

Not able to make it to one of our live auctions, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.